

City of Aurora
Planning & Development Services
Attention: Steve Rodriguez
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012
Ph: 303.739.7186

**Re: TransPort Colorado FDP Sub-Area 2 (#1283749)
TAB #5: Response to Comments**

Submitted: September 21, 2022

Dear Mr. Rodriguez:

Enclosed are our responses to the May 25th, 2018 Pre-Application Meeting Key Issues within:

► **Planning Process:** The Development Application planning process will include: A Framework Development Plan (FDP) amendment, Sub-Area Master Plan (required for this FDP), Contextual Site Plan (CSP) and Subdivision Plat. We can process these concurrently through an administrative review. Please note that the FDP Amendment cannot include any unincorporated part of the county. However, the FDP boundary can be easily revised at a later time.

RE: Acknowledged

► **Water Service:** Water and sewer services need to be in accordance with the approved Master Utility Study. This may require coordination with the State's Engineer Office, Tri-County Health, and/or the Colorado Department of Public Health and Environment. Please continue to work with Aurora Water to find an acceptable solution to serve the immediate needs of this development.

RE: Acknowledged

► **Public Improvement Plan Updates:** Updates to the Public Improvement Plan (PIP) are required with the overall FDP amendment. The PIP shall address triggers for improvements within the development as well as off-site improvements such as Manilla Road and the interchange at I-70.

RE: Acknowledged

► **Master Drainage Study:** Because the extent of the project has changed substantially, a new Master Drainage Study is required for the overall FDP. There have been major changes to City of Aurora and Urban Drainage criteria, as well as new watershed-scale master plans in the area since the 2006 Master Drainage Report (EDN 206205) was approved. A Master Drainage Study is also required with the Sub-Area #1 FDP due to the size of the development. Preliminary drainage reports are required with each CSP submittal.

RE: Acknowledged

► **Master Utility Study:** A new Master Utility Study will be required for this project.

RE: Acknowledged

► **Traffic Study:** A Master Traffic Study is required for the entire FDP site. A detailed Traffic Study is required for each CSP.

RE: Acknowledged

► **Fire Response Support:** As discussed in the pre-app meeting, it is recommended that we coordinate a follow up meeting to include the Fire Chief and Fire Marshal to discuss options in providing an adequate fire response to support this site. Please contact me to facilitate that at your convenience.

RE: Acknowledged

Sincerely,

A handwritten signature in black ink that reads "Jennifer Carpenter". The signature is written in a cursive, flowing style.

Jennifer Carpenter
Principal